



Order Filed on December 12, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1

LOWENSTEIN SANDLER LLP

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*Counsel to the Debtor and
Debtor-in-Possession*

In re:

HOLLISTER CONSTRUCTION SERVICES, LLC,¹

Debtor.

Chapter 11

Case No. 19-27439 (MBK)

**ORDER (I) AUTHORIZING THE DEBTOR TO
(A) REJECT CERTAIN EXECUTORY CONTRACTS AND UNEXPIRED LEASES
AND (B) ENTER INTO A LEASE AMENDMENT;
AND (II) GRANTING RELATED RELIEF**

The relief set forth on the following pages, numbered two (2) through and
including four (4), is hereby **ORDERED**.

DATED: December 12, 2019

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".
Honorable Michael B. Kaplan
United States Bankruptcy Judge

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Debtor: Hollister Construction Services, LLC

Case No.: 19-27439 (MBK)

Caption: Order (I) Authorizing the Debtor to (A) Reject Certain Executory Contracts and Unexpired Leases and (B) Enter into a Lease Amendment; and (II) Granting Related Relief

THIS MATTER having come before the Court on the motion (the “Motion”)² of the above-captioned debtor and debtor-in-possession (the “Debtor”), seeking entry of an order pursuant to sections 105(a), 365(a) and 554 of title 11 of the United States Code, 11 U.S.C. §§ 101 et seq. (the “Bankruptcy Code”) and Rules 6004(h), 6006(a) and 6006(f) of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) (I) authorizing the Debtor to (A) reject the Rejected Contract and Leases, as described in the Motion and on Exhibit A hereto, and (B) enter into the Lease Amendment; and (II) granting related relief; and it appearing that the Court has jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334 and the *Standing Order of Reference to the Bankruptcy Court Under Title 11* of the United States District Court for the District of New Jersey dated as of September 18, 2012 (Simandle, C.J.); and the Court having determined that the relief requested in the Motion is in the best interest of the Debtor, its estate, and its creditors; and it appearing that due and proper notice of the Motion has been provided and that no other or further notice need be provided; and upon the proceedings had before the Court; and good and sufficient cause appearing therefor, it is hereby **ORDERED**, that:

1. The Motion is **GRANTED** as set forth herein.
2. The Rejected Contract and Leases are hereby rejected pursuant to Bankruptcy Code § 365(a) effective as of the dates set forth on Exhibit A to this Order.

² Capitalized terms not defined herein shall have the meanings ascribed to such terms in the Motion.

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Debtor: Hollister Construction Services, LLC

Case No.: 19-27439 (MBK)

Caption: Order (I) Authorizing the Debtor to (A) Reject Certain Executory Contracts and Unexpired Leases and (B) Enter into a Lease Amendment; and (II) Granting Related Relief

3. Rejection Claims shall be filed by no later than **30 days after the date of entry of this Order**, *i.e.*, the Rejection Claims Deadline, at the following address:

Hollister Construction Services Claims Processing Center
c/o Prime Clerk LLC
850 3rd Avenue, Suite 412
Brooklyn, NY 11232

Claims may also be filed electronically at <https://cases.primeclerk.com/hcs/EPOCIndex>, but may not be delivered by facsimile, telecopy, electronic mail or other electronic transmission. The failure to file a Rejection Claim on or before the Rejection Claims Deadline shall forever bar any counterparty to any of the Rejected Contract and Leases from asserting a Rejection Claim against the Debtor or its estate or from recovering any distribution on account of any such claim.

4. Notwithstanding any provision in any Rejected Lease to the contrary, within twenty (20) days of the date of entry of this Order, all non-debtor parties to the Rejected Leases shall make arrangements with the Debtor to obtain the return of any property leased by the Debtor pursuant to the Rejected Leases. To the extent that any non-debtor party fails to contact the Debtor to obtain the return of such property, such property shall be deemed abandoned pursuant to Section 554(a) of the Bankruptcy Code.

5. The Debtor retains the right to object to, dispute, or assert setoffs or defenses against any filed Rejection Claim, including but not limited to challenging the nature, validity, liability, amount, or classification of any such claim.

6. The Debtor is authorized to enter into the Lease Amendment attached as Exhibit B to this Order.

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Debtor: Hollister Construction Services, LLC

Case No.: 19-27439 (MBK)

Caption: Order (I) Authorizing the Debtor to (A) Reject Certain Executory Contracts and Unexpired Leases and (B) Enter into a Lease Amendment; and (II) Granting Related Relief

7. The Debtor's entry into the Lease Amendment is not deemed to be a rejection or assumption of the Lease. Any assumption or rejection of the Lease will abide further motion by the Debtor and order of this Court.

8. This Court shall retain exclusive jurisdiction to hear and decide any and all disputes related to or arising from this Order.

9. The Debtor is authorized to execute, implement, deliver, and fully perform under any and all instruments and documents necessary, customary or appropriate to the performance of the obligations as contemplated by this Order.

10. Any stay of this Order is waived and this Order is effective immediately upon entry.

Exhibit A

Name and Mailing Address of Party to Contract or Lease	Description of Contract or Lease	Rejection Date
<p>EWA Moonachie, LLC c/o Accordia Realty Management Services, LLC 100 Passaic Avenue, Suite 150 Fairfield, New Jersey 07004</p> <p>For notice purposes only: Alan J. Brody Greenberg Traurig, LLP 500 Campus Drive, Suite 400 Florham Park, NJ 07932</p>	<p>Construction contract related to the Moonachie Project</p>	<p>September 11, 2019</p>
<p>GreatAmerica Financial Services Corporation, as Assignee of Reliable Office Systems And Supplies, Inc. dba Reliable Office Systems Inc. 625 First St. SE, Suite 800 Cedar Rapids, IA 52401</p> <p>For notice purposes only: Reliable Office Systems 4442 Arthur Kill Road Staten Island, NY 10309</p>	<p>Lease of ImageRUNNER ADVANCE C3325i and any related items</p> <p>Lease of ImagePROGRAF iPF770 MFP L36 and any related items</p>	<p>Date of Entry of the Order</p> <p>Date of Entry of the Order</p>
<p>Pitney Bowes Inc. PO Box 371887 Pittsburg, PA 15250</p>	<p>Lease of SendPro 300 and any related items</p>	<p>Date of Entry of the Order</p>
<p>SBS Delage Landen PO Box 41602 Philadelphia, PA 19101</p> <p>For notice purposes only: Sharp Business Systems Lease Processing Center 1111 Old Eagle School Road Wayne, PA 19087</p>	<p>Lease of MXM5141N and related items</p> <p>Lease of MX5070N and any related items</p>	<p>September 11, 2019</p> <p>September 11, 2019</p>

For notice purposes only: Docutrend Imaging Solutions 29J Commerce Way Totowa, NJ 07512		
Wells Fargo Vendor Financial Services, LLC Wells Fargo Financial Services 1010 Thomas Edison Blvd S.W. Cedar Rapids, Iowa 52404 For notice purposes only: Docutrend Imaging Solutions 29J Commerce Way Totowa, NJ 07512	Leases of the following three (3) Canon imageRUNNER ADVANCE copiers and any related items: Account #450-9681825-001 Model # C5550I II Serial #XUG01864 Assets Model # C5550I II Serial #XUG01872 Account #450-9681825-003 Model# C3530i II Serial #2GU04379	Date of Entry of the Order

Exhibit B

Lease Amendment

SIXTH AMENDMENT TO STANDARD OFFICE LEASE

THIS SIXTH AMENDMENT TO STANDARD OFFICE LEASE (this “***Amendment***”) is made as of _____, 2019 (the “***Effective Date***”), by and between **MANE REAL ESTATE, LLC**, a New Jersey limited liability company, having an address c/o Prism Capital Partners, LLC, 200 Broadacres Drive, Bloomfield, New Jersey 07003 (“***Landlord***”), and **HOLLISTER CONSTRUCTION SERVICES, LLC**, a New Jersey limited liability company, having an address at 339 Jefferson Road, Parsippany, New Jersey 07054 (“***Tenant***”).

W I T N E S S E T H:

WHEREAS, The Realty Associates Fund VI, L.P. (Landlord’s predecessor in title) and Tenant entered into that certain Standard Office Lease dated March 28, 2012 (the “***Original Lease***”), as amended by that certain First Amendment to Standard Office Lease dated as of April 4, 2014 by and between Landlord and Tenant (the “***First Amendment***”), as further amended by that certain Second Amendment to Standard Office Lease dated as of October 14, 2015 by and between Landlord and Tenant (the “***Second Amendment***”), as further amended by that certain Third Amendment to Standard Office Lease dated as of April 15, 2016 by and between Landlord and Tenant (the “***Third Amendment***”), as further amended by that certain Fourth Amendment to Standard Office Lease dated as of March 3, 2017 by and between Landlord and Tenant (the “***Fourth Amendment***”), as further amended by that certain Fifth Amendment to Standard Office Lease dated as of January 30, 2018 by and between Landlord and Tenant (the “***Fifth Amendment***” and, together with the Original Lease, the First Amendment, the Second Amendment, the Third Amendment and the Fourth Amendment, the “***Lease***”) whereby Tenant leases from Landlord as of the Effective Date of this Amendment 15,463 rentable square feet located on the first (1st) floor and 5,785 rentable square feet located on the second (2nd) floor (the “***Existing Premises***”) of that certain building located at 339 Jefferson Road, Parsippany, New Jersey 07054 (the “***Building***”); and

WHEREAS, the current expiration date of the Lease is October 31, 2020; and

WHEREAS, Tenant wishes to, among other things, (i) surrender all of the 15,463 rentable square feet of the Existing Premises located on the first (1st) floor of the Building (the “***Surrender Premises***”), and (ii) retain all of the 5,785 rentable square feet of the Existing Premises located on the second (2nd) floor of the Building (the “***Remaining Premises***”); and

WHEREAS, Landlord is willing to (i) accept the surrender of the Surrender Premises, and (ii) agree to the continuation of Tenant’s tenancy in the Remaining Premises, in each case, on the terms and conditions contained herein; and

WHEREAS, Landlord and Tenant each wish to amend the Lease as of the Effective Date in accordance with, and subject to, the provisions of this Amendment.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration exchanged by Landlord and Tenant, the receipt and legal sufficiency of which hereby expressly are acknowledged, the parties hereto covenant and agree as follows:

1. **Recitals; Defined Terms.** The recitals set forth above are hereby incorporated herein by reference as if set forth in full in the body of this Amendment. All words and phrases used herein with initial capital case letters and not otherwise defined in this Amendment shall have the respective meanings ascribed to them in the Lease.

2. **Surrender of the Surrender Premises.** Tenant hereby surrenders, grants, gives up, delivers and yields unto Landlord as of 12:01 A.M. on October 1, 2019 (the “***Surrender Effective Date***”), as if said date were the date specified in the Lease for the expiration thereof, all of its right, title and interest in and to the Surrender Premises, together with all alterations, additions or improvements upon or in the Surrender Premises, to the intent and purpose that all of Tenant’s estate in and to the Surrender Premises shall be wholly extinguished as of the Surrender Effective Date; and Landlord hereby accepts from Tenant as of the Surrender Effective Date, such surrender of all of Tenant’s right, title and interest in and to the Surrender Premises; and the parties hereby declare and agree that, if Tenant surrenders the Surrender Premises broom clean, with all of Tenant’s furniture, fixtures, equipment and other items of personal property removed from the Surrender Premises on or before November 1, 2019 (the “***Clean-Out Date***”), the Surrender Premises shall be released and discharged from the operation of the Lease as of the Surrender Effective Date. Tenant shall retain a right of access to the Surrender Premises until 11:59 P.M. on the Clean-Out Date in order to comply with its obligations set forth in the immediately preceding sentence. If Tenant fails to surrender the Surrender Premises to Landlord on the Clean-Out Date in such condition, all applicable provisions of the Lease will apply to the Surrender Premises. From and after the Surrender Effective Date, the term “***Premises***” as used in the Lease, as amended hereby, shall mean the Remaining Premises. For the avoidance of doubt, the expiration date of the Lease with respect to the Remaining Premises shall continue to be October 31, 2020.

3. **Amendments to the Lease.**

(a) From and after the Surrender Effective Date, Paragraph 1.2 of the Basic Lease Provisions of the Lease shall be deleted in its entirety and replaced with the following: “1.2 Premises: A portion of the second (2nd) floor of the Building as shown on ***Exhibit A*** attached to the Sixth Amendment (the “***Remaining Premises***”).”

(b) From and after the Surrender Effective Date, the reference to “21,248 rentable square feet” in Paragraph 1.3 of the Basic Lease Provisions of the Lease, as amended through the Fourth Amendment, shall be deleted in its entirety and replaced with “5,785 rentable square feet on the second (2nd) floor of the Building”.

(c) (i) From and after the Surrender Effective Date, Paragraph 1.8 of the Basic Lease Provisions of the Lease shall be amended to reflect that Tenant shall pay Base Rent to Landlord with respect to the Remaining Premises in monthly installments in accordance with the following Base Rent schedule:

<u>Period or Months of Term</u>	<u>Annual Base Rent (annualized amount)</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent per rentable square foot</u>
The Surrender Effective Date until October 31, 2020:	\$130,162.56	\$10,846.88	\$22.50

(ii) Tenant shall continue to be liable for and shall pay, at the times and in the manner specified in the Lease, all other rent or additional rent (including but not limited to the Electric Energy Charge, \$1.75psf) due pursuant to the Lease with respect to the Remaining Premises.

(d) From and after the Surrender Effective Date, Paragraph 1.11 of the Basic Lease Provisions of the Lease shall be deleted in its entirety and replaced with the following: “1.11 Tenant’s Share (i.e. proportionate share for purposes of Operating Expenses and Real Property Taxes): 5.66%, based upon the Remaining Premises containing 5,785 rentable square feet and the Building containing 102,287 rentable square feet.”

(e) From and after the Surrender Effective Date, Paragraph 1.12 of the Basic Lease Provisions of the Lease shall be amended to provide that with respect to the Remaining Premises, the Base Year shall be calendar year 2016.

(f) From and after the Surrender Effective Date, the reference to “Unreserved Spaces: Fifty-Seven (57)” in Paragraph 1.13 of the Basic Lease Provisions of the Lease, as amended through the Fourth Amendment, shall be deleted in its entirety and replaced with “Unreserved Spaces: Sixteen (16)”.

(g) From and after the Surrender Effective Date, the reference to “Exhibit A – “Premises”” in Paragraph 1.16 of the Basic Lease Provisions of the Lease shall be deleted in its entirety and replaced with “Exhibit A to this Amendment – “Remaining Premises””.

4. **Brokers.** Landlord and Tenant each represents and warrants to the other that it has dealt with no broker, finder or like agent in connection with this Amendment.

5. **Ratification of Lease.** Except as modified by this Amendment, the Lease and all of the covenants, agreements, terms, provisions and conditions thereof shall remain in full force and effect and are hereby ratified and affirmed. The covenants, agreements, terms, provisions and conditions contained in this Amendment shall bind the parties hereto and their respective successors and assigns and shall inure to the benefit of the parties hereto and their respective permitted successors and assigns. In the event of any conflict between the provisions of this Amendment and the Lease, the provisions contained in this Amendment shall prevail and be paramount.

6. **Counterparts.** This Amendment may be executed in any number of counterparts and in PDF or other comparable electronic format, each of which shall constitute an original and together a single instrument, with the same effect as if the signatures thereto and hereto were upon the same instrument.

7. **Binding Effect.** This Amendment shall become binding and be effective only upon execution and delivery of this Amendment by each of Landlord and Tenant to the other.

8. **Authority/Representations.** Landlord and Tenant represent, warrant and covenant to each other that (a) each has the right, power, legal capacity and authority to execute, deliver and perform under this Amendment (and, that with respect to both Landlord and Tenant, no other authority or approval, including, but not limited to, the approval of any lender, mortgagee or trustee is required or if such consent is required, all such required consents have been obtained), and (b) this Amendment constitutes the entire agreement between the parties with respect to the matters herein contained.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed as of the day and year first above written.

LANDLORD:

MANE REAL ESTATE, LLC, a New Jersey limited liability company

By: _____
Name:
Title:

TENANT:

HOLLISTER CONSTRUCTION SERVICES, LLC, a New Jersey limited liability company

By: _____
Name:
Title:

EXHIBIT A
REMAINING PREMISES

[SEE ATTACHED]

United States Bankruptcy Court
District of New JerseyIn re:
Hollister Construction Services, LLC
DebtorCase No. 19-27439-MBK
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 5
Total Noticed: 1

Date Rcvd: Dec 12, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 14, 2019.

db +Hollister Construction Services, LLC, 339 Jefferson Road, Parsippany, NJ 07054-3707

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 14, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 12, 2019 at the address(es) listed below:

Adrienne C Rogove on behalf of Creditor 640 Columbia Owner LLC rogove@blankrome.com

Alan J. Brody on behalf of Creditor EWA Moonachie 77, LLC brody@gtlaw.com,
NJLitDock@gtlaw.comAlbert A. Ciardi, III on behalf of Interested Party Pentel Drywall, Inc.
aciardi@ciardilaw.com,

sfrizlen@ciardilaw.com; dtorres@ciardilaw.com; jcranston@ciardilaw.com; aaecf-pa@ciardilaw.com

Albert A. Ciardi, III on behalf of Interested Party Delcon Builders, Inc.

aciardi@ciardilaw.com,

sfrizlen@ciardilaw.com; dtorres@ciardilaw.com; jcranston@ciardilaw.com; aaecf-pa@ciardilaw.com

Alex A Pisarevsky on behalf of Creditor Pereira Electrical Contracting, Inc. ap@njlawfirm.com

Allen J Barkin on behalf of Creditor Drobach Equipment Rental Co. abarkin@sbmesq.com,
sandy@sbmesq.comAndrea Dobin on behalf of Creditor Committee Official Committee of Unsecured Creditors
adobin@msbnj.com

Andrew B. Cohn on behalf of Creditor Jonasz Precast, Inc. acohn@kaplaw.com

Andrew J. Kelly on behalf of Creditor Schnell Contracting Systems, LLC akelly@kbtlaw.com,
wsherdan@kbtlaw.com; cyaccarinoesq@me.com; saudino@kbtlaw.com; mgifford@kbtlaw.com; kgaldieri@kbtlaw.com; tgraga@kbtlaw.com

Andrew R. Macklin on behalf of Creditor Pereira Electrical Contracting, Inc. arm@njlawfirm.com

Angelo Anthony Stio, III on behalf of Interested Party 5 Bay Street Phase 1 LLC, 5 Bay Street

Phase 1 Sponsor Member Inc. and 5 Bay Street Phase 3 LLC stioa@pepperlaw.com

Angelo Anthony Stio, III on behalf of Interested Party 10 Minerva Place, L.P. and 10 Minerva

Place Housing Development Fund Corporation stioa@pepperlaw.com

Anna Patras on behalf of Creditor Bohler Engineering NY, PLLC apatras@bohlereng.com

Anthony Sodono, III on behalf of Creditor Committee Official Committee of Unsecured
Creditors asodono@msbnj.com

Anthony M. Rainone on behalf of Creditor Industrial Maintenance Industries

arainone@bracheichler.com,

cbudris@bracheichler.com; palonso@bracheichler.com; ECF@bracheichler.com

Arielle Adler on behalf of Debtor Hollister Construction Services, LLC aadler@lowenstein.com,
elawler@lowenstein.com; jkimble@lowenstein.com

Arielle Adler on behalf of Plaintiff Hollister Construction Services, LLC

aadler@lowenstein.com, elawler@lowenstein.com; jkimble@lowenstein.com

Bart J. Klein on behalf of Defendant Direct Cabinet Sales Of Red Bank Inc.

bart@bartjkleinlaw.com

Benjamin A. Stanziale, Jr. on behalf of Creditor Life Town Inc. ben@stanzialelaw.com

Brett Berman on behalf of Creditor Joffe Lumber & Supply Co., Inc. bberman@foxrothschild.com

Brian Gregory Hannon on behalf of Creditor Imperial Floors, LLC bhannon@norgaardfirm.com,

sferreira@norgaardfirm.com; l84grandno@gmail.com; kcimmmino@norgaardfirm.com

Brian R Tipton on behalf of Creditor State Line Construction Company, Inc.

btipton@fpsflawfirm.com

District/off: 0312-3

User: admin
Form ID: pdf903

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Total Noticed: 1

Date Rcvd: Dec 12, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Bruce D. Buechler on behalf of Debtor Hollister Construction Services, LLC
bbuechler@lowenstein.com
Bryce Wallace Newell on behalf of Creditor LEG Acquisition LLC bnewell@rosenbergstis.com
Carl J. Soranno on behalf of Defendant Air Group, LLC csoranno@bracheichler.com,
dfamula@bracheichler.com;jpmartin@bracheichler.com;ECF@bracheichler.com
Carl J. Soranno on behalf of Defendant Industrial Maintenance, Inc. csoranno@bracheichler.com,
dfamula@bracheichler.com;jpmartin@bracheichler.com;ECF@bracheichler.com
Carl J. Soranno on behalf of Defendant Haddad Heating & Plumbing Inc.
csoranno@bracheichler.com,
dfamula@bracheichler.com;jpmartin@bracheichler.com;ECF@bracheichler.com
Carl J. Soranno on behalf of Creditor Air Group, LLC csoranno@bracheichler.com,
dfamula@bracheichler.com;jpmartin@bracheichler.com;ECF@bracheichler.com
Carol L. Knowlton on behalf of Creditor KSS Architects cknowlton@gorskiknowlton.com
Charles A. Gruen on behalf of Creditor Michaels Electrical Supply Corp. cgruen@gruenlaw.com
Charles R Cohen on behalf of Creditor Pereira Electrical Contracting, Inc. crc@njlawfirm.com
Christopher M. Santomassimo on behalf of Creditor Dancker csantomassimo@ndslaw.com
Daniel Stolz on behalf of Interested Party Latitude West Owner, LLC dstolz@wjslaw.com,
dstolz@ecf.inforuptcy.com;msousa@wjslaw.com;btorres@ecf.inforuptcy.com
Daniel Stolz on behalf of Creditor 147 Bloomfield Ave J.V. LLC dstolz@wjslaw.com,
dstolz@ecf.inforuptcy.com;msousa@wjslaw.com;btorres@ecf.inforuptcy.com
Daniel Stolz on behalf of Interested Party Latitude East Owner, LLC dstolz@wjslaw.com,
dstolz@ecf.inforuptcy.com;msousa@wjslaw.com;btorres@ecf.inforuptcy.com
Danielle Cohen on behalf of Creditor MDS Construction dcohen@tesseractcohen.com,
ddelucia@tesseractcohen.com
Danielle Cohen on behalf of Creditor Samph Contracting, LLC dcohen@tesseractcohen.com,
ddelucia@tesseractcohen.com
Danielle Cohen on behalf of Defendant Global Development Contractors, L.L.C.
dcohen@tesseractcohen.com, ddelucia@tesseractcohen.com
Danielle Cohen on behalf of Creditor Orion Interiors, Inc. dcohen@tesseractcohen.com,
ddelucia@tesseractcohen.com
Danielle Cohen on behalf of Creditor Global Development Contractors, LLC
dcohen@tesseractcohen.com, ddelucia@tesseractcohen.com
Danielle Cohen on behalf of Creditor National Fireproofing & Insulation Co., Inc.
dcohen@tesseractcohen.com, ddelucia@tesseractcohen.com
Danielle Cohen on behalf of Creditor Herc Rentals, Inc. dcohen@tesseractcohen.com,
ddelucia@tesseractcohen.com
Darren R. Marks on behalf of Creditor Accordia Harrison Urban Renewal, LLC
dmarks@borahgoldstein.com, nagwu@borahgoldstein.com
David E. Sklar on behalf of Creditor All Brands Elevator Industries, Inc.
dsklar@scuramealey.com,
ecfbkfilings@scuramealey.com;mmack@scura.com;lrichard@scura.com;lleon@scura.com;martinezcr93878@n
otify.bestcase.com;agouveia@scura.com
David E. Sklar on behalf of Creditor Atlantic Engineering Laboratories of NY, Inc.
dsklar@scuramealey.com,
ecfbkfilings@scuramealey.com;mmack@scura.com;lrichard@scura.com;lleon@scura.com;martinezcr93878@n
otify.bestcase.com;agouveia@scura.com
David H. Stein on behalf of Creditor CTC Academy dstein@wilentz.com, ciarkowski@wilentz.com
David L. Bruck on behalf of Creditor Nomad Framing, LLC bankruptcy@greenbaumlaw.com
Donald B. Veix, Jr. on behalf of Creditor Bohler Engineering NY, PLLC donveixlaw@gmail.com,
dveix@hartylawgroup.com
Donna L. Thompson on behalf of Creditor Prendimano Electrical Maintenance Co. t/a PEMCO
donna.thompson@dlthompsonlaw.com, dlthompsonlaw@aol.com
Douglas Clagett Gray on behalf of Defendant Carson Corporation dgray@mdsfirm.com
Edmund Campbell on behalf of Creditor Glass Systems Tech, LLC
awaisenberger@campbellroccolaw.com
Eric J. Hughes on behalf of Creditor Liberty Mutual Insurance Company ehughes@mdmc-law.com
Ericka Fredricks Johnson on behalf of Interested Party Interlink Transport Technologies, Inc.
(dba MSC Technology (North America) Inc.) ErJohnson@wcsr.com,
Heidi.sasso@wbd-us.com;chris.lewis@wbd-us.com;matthew.ward@wbd-us.com
Evan A. Blaker on behalf of Defendant J M Pereira And Sons Inc. eblaker@cohenseglias.com,
mjaskolka@cohenseglias.com
Felice R. Yudkin on behalf of Interested Party Newkirk Realty LLC fyudkin@coleschotz.com,
fpisano@coleschotz.com
Frank F. Velocci on behalf of Creditor NSA 18th Avenue, LLC frank.velocci@dbr.com,
brian.morgan@dbr.com
Grant Cornehl on behalf of Creditor Nickerson Corporation gcornehl@wbny.com,
lschindler@wbny.com
Greg Trif on behalf of Creditor KR Masonry LLC gtrif@triflaw.com, gtrif@triflaw.com
Greg Trif on behalf of Creditor Jordano Electric Inc. gtrif@triflaw.com, gtrif@triflaw.com
Greg Trif on behalf of Creditor Sparwick Contracting, Inc. gtrif@triflaw.com,
gtrif@triflaw.com
Greg Trif on behalf of Defendant K R Masonry L.L.C. gtrif@triflaw.com, gtrif@triflaw.com
Hisham I. Masri on behalf of Creditor Columbian Iron Works, Inc. hmasri@redinmasrilaw.com,
m.duran@hmasrilaw.com
Ilana Volkov on behalf of Creditor Kone Inc. ivolkov@mcgrailbensinger.com,
fpisano@coleschotz.com;ssallie@coleschotz.com
Jacob Frumkin on behalf of Interested Party Grand Maujer Development, LLC
jfrumkin@coleschotz.com

District/off: 0312-3

User: admin
Form ID: pdf903

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Total Noticed: 1

Date Rcvd: Dec 12, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

James C. Deza, III on behalf of Creditor Mayer Weberman gerald@dezaolaw.com
James C. Deza, III on behalf of Creditor Antonio Zarfino gerald@dezaolaw.com
Jason C Manfrey on behalf of Creditor Joffe Lumber & Supply Co., Inc.
jmanfrey@foxrothschild.com,
jdistanislao@foxrothschild.com;rsolomon@foxrothschild.com;brian-oneill-fox-5537@ecf.pacerpro.com
Jay L. Lubetkin on behalf of Interested Party Kieran Flanagan jlubetkin@rltlawfirm.com,
rgaydos@rltlawfirm.com
Jay L. Lubetkin on behalf of Interested Party Christopher Johnson jlubetkin@rltlawfirm.com,
rgaydos@rltlawfirm.com
Jeffrey J. Rea on behalf of Creditor City Contracting, Inc. jeffrea@aol.com
Jeffrey J. Rea on behalf of Creditor Lienor City Contracting, Inc. jeffrea@aol.com
Jeffrey W. Herrmann on behalf of Creditor Pereira Electrical Contracting, Inc.
jwh@njlawfirm.com, ap@njlawfirm.com;md@njlawfirm.com;r57289@notify.bestcase.com
Jenny R. Kasen on behalf of Defendant SP Builders Contractors Inc. jkasen@kasenlaw.com,
dkasen@kasenlaw.com
John O'Boyle on behalf of Defendant Bender Enterprises, Inc. joboyle@norgaardfirm.com,
sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com
John O'Boyle on behalf of Creditor Imperial Floors, LLC joboyle@norgaardfirm.com,
sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com
John O'Boyle on behalf of Defendant Imperial Floors Limited Liability Company
joboyle@norgaardfirm.com,
sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com
Josef W. Mintz on behalf of Creditor 640 Columbia Owner LLC mintz@blankrome.com,
ecf-fe4957a0ba6a@ecf.pacerpro.com
Joseph Cicala on behalf of Defendant Tore Electric Company jcicala@gpmlegal.com,
jcicala@gpmlegal.com
Joseph H. Lemkin on behalf of Creditor Conewago Enterprises, Inc. jlemkin@stark-stark.com
Joseph H. Lemkin on behalf of Creditor Fabcon Precast jlemkin@stark-stark.com
Joseph H. Lemkin on behalf of Creditor High Concrete Group, LLC jlemkin@stark-stark.com
Joseph J. DiPasquale on behalf of 3rd Party Plaintiff Hollister Construction Services, LLC
jdpasquale@lowenstein.com, jkimble@lowenstein.com
Joseph J. DiPasquale on behalf of Defendant Hollister Construction Services, LLC
jdpasquale@lowenstein.com, jkimble@lowenstein.com
Joseph J. DiPasquale on behalf of Debtor Hollister Construction Services, LLC
jdpasquale@lowenstein.com, jkimble@lowenstein.com
Joseph L. Schwartz on behalf of Creditor Newark Warehouse Urban Renewal, LLC
jschwartz@riker.com
Joseph L. Schwartz on behalf of Creditor Edison Construction Management jschwartz@riker.com
Joseph L. Schwartz on behalf of Creditor Sunstone Hotels Morristown, LLC jschwartz@riker.com
Joseph L. Schwartz on behalf of Plaintiff Newark Warehouse Redevelopment Company, LLC
jschwartz@riker.com
Joseph L. Schwartz on behalf of Counter-Defendant Newark Warehouse Redevelopment Company, LLC
jschwartz@riker.com
Joseph L. Schwartz on behalf of Counter-Defendant Newark Warehouse Urban Renewal, LLC
jschwartz@riker.com
Joseph L. Schwartz on behalf of Plaintiff Newark Warehouse Urban Renewal, LLC
jschwartz@riker.com
Joseph L. Schwartz on behalf of Creditor Newark Warehouse Redevelopment Company
jschwartz@riker.com
Joseph R. Zapata, Jr. on behalf of Creditor STMR, Inc. jzapata@msklaw.net
Joseph R. Fischer on behalf of Defendant Nordic Contracting Company, Inc.
jfischer@kiernanstrenk.com
Joshua H. Raymond on behalf of Creditor Committee Official Committee of Unsecured Creditors
jraymond@msbnj.com
K. Joseph Vyzas on behalf of Creditor Rexel, Inc. joe@carlawyernj.com
Karen M Murray on behalf of Interested Party P. Tamburri Steel kmurray@murraynjlaw.com,
kdilks@cvmlawoffices.com
Karen M Murray on behalf of Interested Party P3 Metals, LLC kmurray@murraynjlaw.com,
kdilks@cvmlawoffices.com
Kenneth A. Rosen on behalf of Plaintiff Hollister Construction Services, LLC
krosen@lowenstein.com, dclaussen@lowenstein.com
Kenneth A. Rosen on behalf of Debtor Hollister Construction Services, LLC
krosen@lowenstein.com, dclaussen@lowenstein.com
Larry L. Miller on behalf of Creditor L&W Supply Corporation llmlaw@outlook.com
Lauren Bielskie on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov
Laurence D. Pittinsky on behalf of Attorney Boyd Mechanical, LLC larry@rpilplaw.com
Lawrence B. Diener on behalf of Defendant Advanced Scaffold Services Mid-Atlantic LLC
LBDiener@optimum.net
Lawrence B. Diener on behalf of Creditor Advanced Scaffold Services Mid-Atlantic LLC
LBDiener@optimum.net
Lawrence B. Diener on behalf of Creditor Advanced Scaffold Services, LLC LBDiener@optimum.net
Marc D. Miceli on behalf of Interested Party R. Cipollini, Inc. t/a Cipollini Roofing
mmiceli@sm-lawpc.com, lindsay@sm-lawpc.com
Marguerite Schaffer on behalf of Creditor c/o Marguerite M. Unique Scaffolding Systems, LLC
mschaffer@shainlaw.com
Mario A. Batelli on behalf of Petitioning Creditor 360 Fire Prevention 360 Fire Prevention LLC
mbatelli@fostermazzielaw.com

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User: admin
Form ID: pdf903

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Mark E. Felger on behalf of Interested Party Ricoh USA, Inc. mfelger@cozen.com, sshidner@cozen.com
Martin P. Skolnick on behalf of Creditor Archmills LLC d/b/a ArchMills Doors and Hardware mskolnick@gmail.com
Martin P. Skolnick on behalf of Creditor Stateline Fabricators, LLC mskolnick@gmail.com
Mary E. Seymour on behalf of Debtor Hollister Construction Services, LLC mseymour@lowenstein.com
Melissa A. Pena on behalf of Creditor Target Fire Protection mapena@norris-law.com, pfreda@nmmlaw.com
Meredith I. Friedman on behalf of Creditor CTC Academy mfriedman@wilentz.com, ciarkowski@wilentz.com
Michael Kahme on behalf of Creditor Accordia Harrison Urban Renewal, LLC mkahme@hillwallack.com, fmansmann@hillwallack.com
Michael Stafford on behalf of Creditor Anvil Craft Corp. mjstafford@nordlaw.legal, norddemaio@aol.com, adamnorddemaio@aol.com
Michael D. Sirota on behalf of Interested Party Newkirk Realty LLC msirota@coleschotz.com, fpisano@coleschotz.com
Michael J. Shavel on behalf of Creditor Accordia Harrison Urban Renewal, LLC mshavel@hillwallack.com
Michael R. Herz on behalf of Creditor Troon Electric of New Jersey LLC mherz@foxrothschild.com, cbrown@foxrothschild.com
Michele Lane Ross on behalf of Creditor Control Services, LLC sterry@mrossllc.com
Mitchell Malzberg on behalf of Creditor Vector Structural Preservation Corp. mmalzberg@mjmalzbergglaw.com, dlapam@mjmalzbergglaw.com
Morris S. Bauer on behalf of Creditor Ware Malcomb msbauer@nmmlaw.com, rjacome@norris-law.com, relikens@nmmlaw.com
Murphy Durkin on behalf of Creditor Dehn Bros.Fire Protection, Inc. maresta@durkinlawfirm.com
Nicholas Verna on behalf of Interested Party Interlink Transport Technologies, Inc. (dba MSC Technology (North America) Inc.) nick.verna@wbd-us.com
Nicole M. Nigrelli on behalf of Interested Party Pentel Drywall, Inc. nnigrelli@ciardilaw.com, sfrizlen@ciardilaw.com, dtorres@ciardilaw.com
Nicole M. Nigrelli on behalf of Defendant Pentel Drywall, Inc. nnigrelli@ciardilaw.com, sfrizlen@ciardilaw.com, dtorres@ciardilaw.com
Nicole M. Nigrelli on behalf of Defendant Delcon Builders Inc. nnigrelli@ciardilaw.com, sfrizlen@ciardilaw.com, dtorres@ciardilaw.com
Nicole M. Nigrelli on behalf of Interested Party Delcon Builders, Inc. nnigrelli@ciardilaw.com, sfrizlen@ciardilaw.com, dtorres@ciardilaw.com
Pearl Shah on behalf of Creditor Kone Inc. pshah@mcgrailbensinger.com
Peter Broege on behalf of Creditor Encon Mechancial Corp pbroege@bnfsbankruptcy.com, G1580@notify.cincompass.com
Philip William Allogrimento on behalf of Creditor Environmental Devices, Inc. pallogrimento@connellfoley.com
Philip William Allogrimento on behalf of Creditor FM Construction Group, LLC pallogrimento@connellfoley.com
Richard Brant Forrest on behalf of Creditor DeSesa Engineering Company, Inc. rforrest@oslaw.com
Richard E. Weltman on behalf of Creditor Reliance Mechanical, Inc. rew@weltmosk.com, mln@weltmosk.com, mkj@weltmosk.com, aw@weltmosk.com
Robert E. Nies on behalf of Creditor Arch Insurance Company and Arch Reinsurance Company rnies@csglaw.com
Robert M Hirsh on behalf of Creditor SBLP Princeton, LLC, a Delaware limited liability company hirsh.robert@arentfox.com, indelicato.lisa@arentfox.com; Mary.Dowd@arentfox.com; Mark.Bloom@arentfox.com; Jackson.Toof@arentfox.com; adam.ruttenberg@arentfox.com; alyssa.fiorentino@arentfox.com
Robert Saul Molnar on behalf of Creditor Starlite Electric LLC molnarrs@aol.com
Rocco A. Cavaliere on behalf of Creditor Titan Industrial Services Corp. rcavaliere@tarterkrinsky.com
Ryan M. Ernst on behalf of Creditor Lally Pipe & Tube rernst@oeblegal.com, mjoyce@oelegal.com
Sam Della Fera on behalf of Creditor Committee Official Committee of Unsecured Creditors sdellafera@msbnj.com
Seth Ptasiwicz on behalf of Creditor New Jersey Building Laborers Statewide Benefit Funds (the "Funds") sptasiwicz@krollfirm.com
Sommer Leigh Ross on behalf of Creditor PNC Bank, National Association sloss@duanemorris.com, AutoDocketWILM@duanemorris.com
Stephanie L. Jonaitis on behalf of Interested Party 10 Minerva Place, L.P. and 10 Minerva Place Housing Development Fund Corporation jonaitis@pepperlaw.com, balaa@pepperlaw.com, molitorm@pepperlaw.com
Stephanie L. Jonaitis on behalf of Interested Party 5 Bay Street Phase 1 LLC, 5 Bay Street Phase 1 Sponsor Member Inc. and 5 Bay Street Phase 3 LLC jonaitis@pepperlaw.com, balaa@pepperlaw.com, molitorm@pepperlaw.com
Stephen V. Falanga on behalf of Interested Party Fairleigh Dickinson University sfalanga@thewalshfirm.com, chemrick@thewalshfirm.com, mvargas@thewalshfirm.com
Stephen V. Falanga on behalf of Creditor Schindler Elevator Corporation sfalanga@thewalshfirm.com, chemrick@thewalshfirm.com, mvargas@thewalshfirm.com
Steven B Smith on behalf of Interested Party CS Utica & Remsen LLC ssmith@herrick.com, courtntices@herrick.com, lporetzsky@herrick.com
Stuart Komrower on behalf of Defendant Orion Interiors, Inc. skomrower@coleschotz.com, fpisano@coleschotz.com

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Form ID: pdf903

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

Stuart M. Brown on behalf of Interested Party Waypoint Hackensack Urban Renewal Owner LLC
stuart.brown@dlapiper.com, stuart-brown-7332@ecf.pacerpro.com
Sydney J. Darling on behalf of Creditor Schindler Elevator Corporation sdarling@walsh.law,
mvargas@walsh.law
Sydney J. Darling on behalf of Interested Party Fairleigh Dickinson University
sdarling@walsh.law, mvargas@walsh.law
Tara J. Schellhorn on behalf of Creditor Newark Warehouse Redevelopment Company
tschellhorn@riker.com
Tara J. Schellhorn on behalf of Creditor Newark Warehouse Urban Renewal, LLC
tschellhorn@riker.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
William G. Wright on behalf of Creditor Graybar Electric Company, Inc. wwright@capehart.com,
jlafferty@capehart.com
Yale A. Leber on behalf of Interested Party RH 537 Building Owner LLC yale.leber@rivkin.com
TOTAL: 157